

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

DATE: September 5, 2006

**SUBJECT: ORDINANCE: CONTENT OF 2006-07 ANNUAL UPDATE TO
THE COMPREHENSIVE PLAN**

I. RECOMMENDED ACTION

Adopt the attached ordinance, setting the framework and conducting concurrent review of the cumulative effect of all proposed and requested amendments for the 2006-07 Annual Update to the Comprehensive Plan, thus allowing individual review and action on each amendment.

II. DEPARTMENT CONTACT PERSONS

Robert G. Odle, Director, Planning and Community Development, 425-556-2417
Lori Peckol, Policy Planning Manager, 425-556-2411

III. DESCRIPTION/BACKGROUND

State law allows one Comprehensive Plan update per year (every 365 days). The City of Redmond's procedure for reviewing and adopting annual updates to the Comprehensive Plan is to adopt a "blanket ordinance" that establishes the content and framework of the annual amendment package. (See RCDG 20F.40.50.)

This procedure accomplishes a number of objectives. First, it enables the City to comply with requirements under state law for concurrent review of the cumulative effect of all proposed and requested amendments. Second, by establishing the content of the annual amendment package, detailed review of each amendment can occur as it is brought forward separately to the Technical Committee, Planning Commission and City Council. Separate public hearings for the various proposals will be held, allowing individual proposals to be considered and acted upon individually and enabling citizens to focus their review and comment on areas of specific interest, but within the context of the cumulative effect analysis.

Notice of Application Deadline

On May 24, 2006, the City announced the June 19 application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the 2006-07 Plan Update. Staff sent a letter which described the process and timeline for citizens to request an amendment to more than 400 people interested in planning issues. In addition,

notice was provided on the City's web site, on RCTV, and to individuals who have expressed interest in potentially requesting amendments.

Overview of Amendments Proposed for Consideration and Review of Relationships

There are 16 amendments proposed for consideration during the upcoming year, including eight that are City initiated and eight requested by the private sector. (See description in Attachment A.) Of these amendments, three are specific to the Overlake neighborhood, four to the North Redmond neighborhood, and three to the SE Redmond neighborhood. Other proposed amendments include the Education Hill neighborhood plan update; creation of a Viewpoint Neighborhood Plan; a procedural amendment related to the Shoreline Master Program; an amendment related to high capacity transit planning; functional plan updates; and creation of a Bear Creek Design District. The Planning Commission held two study sessions on the proposed content of the 2006-07 Package and did not recommend any additional Comprehensive Plan amendments for consideration.

The list includes only changes that require Comprehensive Plan amendments, and does not include regulatory updates that are consistent with Redmond's Comprehensive Plan. For example, the Planning Commission's work this year will again include updates to the Community Development Guide to carry out recent policy updates.

Similar to previous years, staff prepared matrices which identify potential relationships among the proposed Plan amendments and address the requirement for cumulative review of all proposed amendments (see Attachment B). As the summary table in Attachment B suggests, in many cases, no relationship exists between the amendments, but in some cases relationships exist based on proximity or similarity of issues. For those amendments that may be related, work will be coordinated among staff members to address any effects one amendment may have on another. In addition, staff reports on the amendments will identify any potentially significant relationships with pending applications.

Quasi-Judicial Review

A Comprehensive Plan amendment request is subject to quasi-judicial review by the City when it concerns an individual property and the review occurs outside of the context of a neighborhood or sub-area plan update. Plan amendment requests for the following properties will likely involve quasi-judicial review.

- a. Keller property in Bear Creek
- b. Chee property in SE Redmond
- c. Taylor property in SE Redmond
- d. CamWest property in North Redmond

Effect of Council Adoption of Blanket Ordinance

City Council adoption of the "blanket ordinance" only establishes the items that will be considered by the Planning Commission and City Council as part of the annual amendment to the Comprehensive Plan. Adoption of this ordinance does not mean any item will be subsequently approved. Detailed review of each amendment will occur over the next year as they are brought forward separately to the Technical Committee, Planning Commission, and City Council.

IV. IMPACT

- A. Service Delivery:** The attached ordinance defines the framework and content of the 2006-07 Annual Update to the Comprehensive Plan, thus enabling separate review of each of the individual amendments. This process enhances the City's ability to consider each amendment individually, as well as cumulatively. It does not, however, automatically adopt any of the amendments, as each will be subject to separate review and action.
- B. Fiscal:** The City incurs slightly higher costs for advertising separate public hearings for the proposed amendments. However, the review of some of the amendments will be bundled to reduce some of the mailing and advertising expenses.

V. ALTERNATIVES

- A. Adopt the ordinance, thus setting the framework and content for the 2006-07 annual update to the Comprehensive Plan.** Staff recommends this alternative, since it will facilitate thorough and considerate review of each of the proposed amendments, without delaying the adoption of any of the proposals while review of the entire packet is conducted.
- B. Reject staff recommendation and require the amendment package to be considered in its entirety before any of the amendments are adopted.** Because of the complex nature of some of the proposals in this year's amendment package, it is possible that the amendments will not get thorough consideration if they must all be considered at the same time.
- C. Modify the ordinance by adding or removing items proposed for consideration.** City Council could modify the proposed package by adding a potential Comprehensive Plan amendment for consideration. City Council could consider removing an item from the proposed package if the item had been reviewed and decided on during one of the past four annual Comprehensive Plan updates and if the Council determined that circumstances had not changed sufficiently to warrant re-consideration. While a request to allow housing on the Taylor property was included in the 2003-04 Annual

Amendment package, this request was withdrawn before Planning Commission completed its review. Staff does not recommend removing any of the items proposed for consideration.

VI. TIME CONSTRAINTS

A significant delay in City Council action on the blanket ordinance would delay action on the individual proposals.

VII. LIST OF ATTACHMENTS

Attachment A: Ordinance

Attachment B: Review Matrices for the Proposed 2006-07 Annual Update to the Comprehensive Plan

/s/ _____
Robert G. Odle, Planning Director

8/16/06
Date

Approved for Council Agenda: /s/ _____
Rosemarie Ives, Mayor

8/22/06
Date

ATTACHMENT A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, SETTING THE FRAMEWORK AND CONDUCTING CONCURRENT REVIEW OF THE CUMULATIVE EFFECT OF ALL PROPOSED ANNUAL AMENDMENTS TO TITLE 20B, COMPREHENSIVE PLAN, AND TITLES 20C AND 20D OF THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE FOR THE 2006-07 ANNUAL UPDATE TO THE COMPREHENSIVE PLAN INCLUDING NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, the City of Redmond has established a procedure for administratively setting the framework and content of its annual Comprehensive Plan amendment by adopting an ordinance that establishes the content of the annual amendment package and by conducting an evaluation of the cumulative effects of proposed amendments and the general consistency of each amendment with the Comprehensive Plan and the Community Development Guide, while also allowing for separate review and adoption of each individual proposal; and

WHEREAS, on May 24, 2006, the City announced the June 19, 2006 application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the 2006-07 Annual Update by sending a letter to more than 400 people interested in planning issues, and by providing notice on the City's web site, on RCTV, and to individuals who have expressed interest in potentially requesting amendments; and

WHEREAS, the Planning Commission will hold separate public hearings on each of the proposed amendments, and after considering the information contained in the Technical Committee report and testimony and written comments received during the public hearings, the Planning Commission will forward separate recommendations on the proposed amendments to the City Council; and

WHEREAS, after considering the testimony and other evidence, the City Council will take separate action on each of the amendments set forth by this Ordinance as to whether each should be adopted and whether they are consistent with the Washington State Growth Management Act, the Countywide Planning Policies, and the City's criteria for amending the comprehensive plan and development regulations, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Setting the Administrative Format and Content of the 2006-07 Annual Comprehensive Plan Amendment Package. The following proposed and requested amendments shall establish the entire framework for the 2006-07 Annual Comprehensive Plan Amendment Package, including related amendments to the City of Redmond Community Development Guide and Municipal Code:

City-Initiated Amendments:

- 1. Education Hill Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates related to, but not limited to, land use, housing, natural features, neighborhood character and design, transportation, and parks and open space.
- 2. North Redmond Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates related to, but not limited to, land use, housing, natural features, neighborhood character and design, transportation, and parks and open space.
- 3. Overlake Neighborhood Plan implementation and update.** An amendment proposing Community Development Guide and Comprehensive Plan updates specific to portions of the Overlake Neighborhood and related to, but not limited to, updates needed to promote achievement of the adopted vision for the Shopping and Mixed Use Area, identification of preferred high capacity transit alignments and station areas, and extension of the land use and transportation planning horizon to 2030.
- 4. Transportation Facilities Plan Amendment.** Proposed amendment to the Transportation Facilities Plan of the Transportation Master Plan to add a project involving improvements to the intersection of 162nd Place NE and NE 124th Street in North Redmond.
- 5. Viewpoint Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates specific to the Viewpoint neighborhood and related to, but not limited to, land use,

housing, natural features, neighborhood character and design, transportation, and parks and open space.

- 6. Shoreline Master Program amendment.** An amendment proposing to incorporate the Critical Areas Ordinance into the Shoreline Master Program, incorporate minor modifications to the program, and to include potential reevaluation of visual access to shorelines.
- 7. Updates to land use and transportation policies related to high capacity transit (HCT) planning, particularly for the Downtown and SE Redmond.** An amendment proposing potential updates to Comprehensive Plan policies and maps to reflect the results of a study of preferred HCT alignment and station locations for the Downtown and SE Redmond.
- 8. Functional Plan Amendments.** An amendment proposing establishment of a Financial Functional Plan and updates to other functional plans to reflect the updated Comprehensive Plan.

Private Sector Requests

- 9. Keller Property Amendment.** An amendment requesting Comprehensive Plan and Development Guide changes for the purposes of rezoning a property in Bear Creek, located between NE Union Hill Road and Avondale Road NE, from Semi-Rural (RA-5) and Single-Family Urban (R-6) to Bear Creek Design District. This would also involve development of a master plan for the property.
- 10. Washington Cathedral Amendment.** A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a

property in North Redmond, located south of NE 124th Street on the east side of Redmond-Woodinville Road, from Single-Family Constrained (R-1) to Neighborhood Commercial (NC-2).

11. Nintendo Amendment. A requested amendment to Comprehensive Plan Map N-OV-3 to remove the Green Street designation from the north side of NE 51st Street (between SR 520 and 148th Avenue NE) in the Overlake neighborhood.

12. Chee Amendment. A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in SE Redmond, located on the west side of East Lake Sammamish Place SE, south of NE 65th Street, from a Manufacturing Park (MP) designation to General Commercial (GC).

13. Taylor Amendment. A requested amendment to the Comprehensive Plan and Development Guide for a property in SE Redmond, located south of Union Hill Road and zoned Manufacturing Park, for the purpose of expanding the allowed uses to include certain uses allowed in the Retail Commercial and Business Park zones.

14. Group Health Amendment. A requested amendment to the Comprehensive Plan and Development Guide for a property in Overlake, located on the east side of 152nd Avenue NE and north of NE 24th Street, for the purpose of updating the Design District policies and establishing regulations.

15. Camwest Amendment. A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in North

Redmond, located on the south side of NE 128th Street just west of 179th Avenue NE, from Single Family Constrained (R-1) to Single Family Urban (R-6).

16. Transportation Facilities Plan Amendment. A requested amendment to the Transportation Facilities Plan of the Transportation Master Plan to add a project involving construction of a new segment of NE 70th Street from Redmond Way to 180th Avenue NE.

Section 2. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On July 12, 2006 and August 16, 2006, the Planning Commission reviewed the proposed content of the 2006-07 Annual Update and the cumulative effect of the proposed amendments. The Planning Commission then recommended the proposed content of the 2006-07 Annual Update to the City Council, and on August 15, 2006 and September 5, 2006, the City Council conducted a similar review for consistency and cumulative impacts among the proposed amendments, the Comprehensive Plan and the Community Development Guide and found the proposed amendments potentially compliant with one another and with the Growth Management Act.

Section 3. Public Participation. The process for review of the annual Comprehensive Plan was established by the City of Redmond in order to allow thorough and considerate review by the public of each of the separate proposed amendments. Consistent with the requirements of RCW 36.70A.140, the City of Redmond shall ensure public participation in the amendment process by holding public hearings for each of the proposed amendments, and notice of the hearings for each of the amendments shall be broadly disseminated to the public and shall be published in the newspaper of record, advertised by the City's public television

programming and website, and where applicable, mailed to property owners within an affected area. The Planning Commission shall consider the testimony and written comments received during the public hearing before making its recommendation to the City Council for action on each of the proposed amendments.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

CITY CLERK, MALISA FILES

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:_____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. _____

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Attachment B – Review Matrices
Relationships Among Proposed
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ATTACHMENT B – REVIEW MATRIX
Proposed 2006-07 Comprehensive Plan Amendments

AMENDMENT NO. 1 – UPDATE EDUCATION HILL NEIGHBORHOOD PLAN

Brief description of the proposed Amendment

An amendment to update the current Education Hill Neighborhood Plan was initially listed as part of the 2003-2004 Comprehensive Plan Amendment Package. The current Education Hill Neighborhood Plan, last amended in 1997, is in the process of being updated to extend the planning horizon to the year 2022. Staff and neighborhood work began in Fall 2004 with a kick off open house and appointment of a Citizen Advisory Committee.

This update proposes Comprehensive Plan and Community Development Guide amendments related to land use, housing, natural features, neighborhood character and design, transportation, and parks and open space.

Standards for the design of new or significantly remodeled existing homes are proposed, and bulk and height regulations are considered in order to ensure compatibility with the character of the neighborhood.

The Plan Update encourages the preservation and maintenance of existing parks in Education Hill, as well as the acquisition and development of new parks and trails where identified in the Parks, Recreation and Open Space Plan or through neighborhood involvement. The Plan also emphasizes the importance of connections within the network of parks, trails and open spaces to allow for the critical linkage of open space and recreational opportunities in the neighborhood.

The proposed amendment includes transportation policies and regulations for the Education Hill neighborhood that are consistent with goals of the Comprehensive Plan and the Transportation Master Plan. Among the concepts addressed are opportunities for: 1) greater vehicular connectivity, 2) improved pedestrian connections, 3) increased transit service, and 4) additional bicycle travel through improvements that support bicyclists.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact on Subject Amendment
1	Update Education Hill Neighborhood Plan	N/A
2	Update North Redmond Neighborhood Plan	Updates to the North Redmond Neighborhood Plan are likely to have some effect on the update of the Education Hill Neighborhood Plan. These neighborhoods are adjacent to each other and updates are being developed in coordination with one another. In particular, work on the updates includes looking at connectivity for pedestrians and vehicles between the neighborhoods. Land use changes considered in North Redmond could affect updates considered in Education Hill. For example, if a

	Proposed Amendment	Impact on Subject Amendment
		small-scale Mixed Use – Neighborhood Commercial area were allowed in the North Redmond area, such development could also serve the daily and weekly retail needs of the residents of Education Hill, as well as provide places for people to meet and gather. Such an amendment could also affect transportation needs in the immediate area as well as in surrounding neighborhoods.
3	Implement and refine the Overlake Neighborhood Plan	It is unlikely that implementation and refinement of the Overlake Neighborhood Plan will affect the update of the Education Hill Neighborhood Plan.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	This project is unlikely to affect the Education Hill Neighborhood Plan update.
5	Update Viewpoint Neighborhood Plan	It is unlikely that Comprehensive Plan and Community Development Guide amendments specific to the Viewpoint neighborhood will affect the update of the Education Hill Neighborhood Plan.
6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect the update of the Education Hill Neighborhood Plan.
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	The updates to land use and transportation policies related to high capacity transit (HCT) planning are unlikely to directly affect the update of the Education Hill Neighborhood Plan as HCT stations are planned for the Downtown and SE Redmond areas. The Education Hill Neighborhood Plan can be updated to support these stations by calling for increased or improved transit service to these HCT stations. Improvements relating to bicycle travel may also increase residents' access to these stations.
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the update of the Education Hill Neighborhood Plan. The functional plans may need to be updated to carry out the updated Education Hill Neighborhood Plan.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	The potential change of zoning on the Keller property to allow for the development of Retirement Residences and an increase in the density on the subject property is unlikely to affect the update of the Education Hill Neighborhood Plan.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	This change may have some effect on the update of the Education Hill Neighborhood Plan. Because the two neighborhoods are adjacent, land use changes considered in North Redmond could affect updates considered in Education Hill. For example, if this Neighborhood Commercial area were allowed in North Redmond, it could also serve the daily and weekly retail needs of the residents of

	Proposed Amendment	Impact on Subject Amendment
		Education Hill, as well as provide places for people to meet and gather. This amendment could also increase traffic levels in the immediate area as well as in surrounding neighborhoods such as Education Hill.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	The removal of the Green Street designation from the north side of NE 51 st Street in the Overlake neighborhood will not affect the update of the Education Hill Neighborhood Plan.
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	The potential change from a Manufacturing Park to General Commercial zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the Education Hill Neighborhood Plan update.
13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	The potential expansion of allowed uses to include certain retail and business park uses is unlikely to affect the Education Hill Neighborhood Plan update.
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	Potential changes to the Overlake Design District policies and regulations are unlikely to affect the Education Hill neighborhood plan update.
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	This change may have some effect on the update of the Education Hill Neighborhood Plan. Because the two neighborhoods are adjacent, land use changes considered in North Redmond could affect updates considered in Education Hill. The proposed land use is similar to land uses that predominate on Education Hill. Allowing single-family urban densities, as this amendment requests, could increase traffic levels (the change would allow approximately 50 additional dwellings over what is currently allowed by the City) in the immediate area (NE 128 th St./179 th Ave. NE) as well as in surrounding neighborhoods such as Education Hill.

	Proposed Amendment	Impact on Subject Amendment
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	This proposal to extend NE 70 th St. in Southeast Redmond is unlikely to affect the Education Hill Neighborhood Plan update.

Consistency with the Community Development Guide		
	Several amendments are required to either the text or maps of the Redmond Community Development Guide to help implement updates to the Education Hill Neighborhood Plan. Overall consistency with the Community Development Guide was evaluated as part of the Planning Commission’s review of updates to the neighborhood plan.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission evaluated the consistency of the proposed Education Hill Neighborhood Plan update with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission evaluated the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the Education Hill Neighborhood Plan update.

	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission evaluated the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the Education Hill Neighborhood Plan update.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed was considered as part of the individual review of the Education Hill Neighborhood Plan update, as will continue to be through any resulting site specific development proposals.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The neighborhood planning process included discussion of nearby land use designations or uses was evaluated through the updates to these criteria in the neighborhood plan.

	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	Some of the updates to the Education Hill Neighborhood Plan include changes in land use. However, these changes would actually increase housing capacity.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential general impacts to the natural environment include those associated with general housing and infill development. The Parks, Recreation and Open Space element of the Education Hill Neighborhood Plan update addresses some issues associated with critical areas and other natural resources.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The addition of housing capacity may have an effect on home values in the area. Accessory non-profit commercial uses, such as beverage or food concessions, considered for placement in parks and recreation areas may generate additional employment opportunities. An increase in the housing capacity in this neighborhood may also increase the property tax base for the City.
	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix

2006 Comprehensive Plan Amendment

AMENDMENT NO. 2 – UPDATE NORTH REDMOND NEIGHBORHOOD PLAN

Brief description of the proposed Amendment:

The North Redmond Neighborhood Plan, last amended in 1998, is in the process of being updated to extend the planning horizon to the year 2022. Work on this proposed amendment began in Fall 2004 with a kick-off open house and appointment of a Citizen Advisory Committee.

The proposed update includes amendments to the Comprehensive Plan and Community Development Guide. The update considers changes to policies relating to housing, land use, open space, transportation, neighborhood character, parks, and natural resources. Development Guide amendments address design standards, density, and other provisions.

One privately-initiated land use amendment in the North Redmond neighborhood is also proposed in this amendment package. This amendment requests a land use designation change from single-family constrained to neighborhood commercial on a 5-acre property at Redmond-Woodinville Rd./NE 124th St. (see item 10).

Connectivity within the neighborhood and between developments has been identified as an important issue within the neighborhood and is included in the neighborhood plan update. Residents are also supportive of promoting an identifying feature such as benches throughout the neighborhood to promote place making, and to signify the neighborhood's interest in promoting walkability. Preservation of existing stands of mature trees within North Redmond has been identified as important to maintaining the neighborhood's historic semi-rural character.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact on Subject Amendment
1	Update Education Hill Neighborhood Plan	Updates to the Education Hill Neighborhood Plan are likely to have some effect on the update of the North Redmond Neighborhood Plan. These neighborhoods are adjacent to each other and updates are being developed in coordination with one another. In particular, work on the updates includes addressing pedestrian and vehicular connectivity between the neighborhoods. An example of how the update to the Education Hill Neighborhood Plan could affect the North Redmond Neighborhood Plan involves a potential increase in transit service between Education Hill and the Downtown. An increase in transit service could also be utilized by North Redmond residents.
2	Update North Redmond Neighborhood Plan	N/A
3	Implement and refine the Overlake Neighborhood	It is unlikely that implementation and refinement of the Overlake Neighborhood Plan will affect the update of the

	Proposed Amendment	Impact on Subject Amendment
	Plan	North Redmond Neighborhood Plan.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	Improving the 162 nd Pl. NE/NE 124 th St. intersection may affect the North Redmond Neighborhood Plan update in that the improvements could have an impact on traffic patterns. The proposed amendments should be considered in mutual coordination.
5	Update Viewpoint Neighborhood Plan	It is unlikely that Comprehensive Plan and Community Development Guide amendments specific to the Viewpoint neighborhood will affect the update of the North Redmond Neighborhood Plan.
6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect the update of the North Redmond Neighborhood Plan.
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	The updates to land use and transportation policies related to high capacity transit (HCT) planning are unlikely to directly affect the update of the North Redmond Neighborhood Plan as HCT stations are planned for the Downtown and SE Redmond areas. The North Redmond Neighborhood Plan can be updated to support these stations by calling for increased or improved bicycle access and transit service to these HCT stations.
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the update of the North Redmond Neighborhood Plan. The functional plans may need to be updated to carry out the updated North Redmond Neighborhood Plan.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	The potential change of zoning on the Keller property to allow for the development of Retirement Residences and an increase in the density on the subject property is unlikely to affect the update of the North Redmond Neighborhood Plan.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	This is a related land use change and will be considered as a part of the update of the North Redmond Neighborhood Plan. The applicant has requested to change the zoning of this 5-acre property from R-1 to NC-2 to allow development of a two-story, mixed use development. This change would affect the update of the North Redmond Neighborhood Plan.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	The removal of the Green Street designation from the north side of NE 51 st Street in the Overlake neighborhood will not affect the update of the North Redmond Neighborhood Plan.

	Proposed Amendment	Impact on Subject Amendment
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	The potential change from a Manufacturing Park to General Commercial zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the North Redmond Neighborhood Plan update.
13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	The potential expansion of allowed uses to include certain retail and business park uses is unlikely to affect the North Redmond Neighborhood Plan update.
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	Potential changes to the Overlake Design District policies and regulations are unlikely to affect the North Redmond neighborhood plan update.
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	This amendment is within the North Redmond planning area, and would have an impact on the update of the North Redmond Neighborhood Plan. The proposal would increase housing density from one unit/acre to six units/acre. This may have an impact on public facility requirements in such areas as water, wastewater, stormwater, and transportation.
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	This proposal to extend NE 70 th St. in Southeast Redmond is unlikely to affect the Education Hill Neighborhood Plan update.

Consistency with the Community Development Guide	
	There will likely be a number of amendments required to either the text or maps of the Redmond Community Development Guide to help implement updates to the North Redmond Neighborhood Plan. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's review of updates to the neighborhood plan.

Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission evaluated the consistency of the proposed North Redmond Neighborhood Plan update with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission evaluated the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the North Redmond Neighborhood Plan update.
	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission evaluated the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the North Redmond Neighborhood Plan update.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed were considered as part of the review of the North Redmond Neighborhood Plan update, and will continue to be through any resulting site specific development proposals.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The neighborhood planning process included discussion of nearby land use designations or uses and was evaluated through the updates to these criteria in the neighborhood plan.
	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	Some of the proposed updates to the North Redmond Neighborhood Plan include changes in land use. However, these changes are not expected to result in a net loss of housing capacity and may actually increase this capacity.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential general impacts to the natural environment include those associated with general housing, mixed-use, and commercial development. The Parks, Recreation and Open Space element of the North Redmond Neighborhood Plan update may address some issues associated with critical areas and other natural resources.

	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The addition of housing capacity and neighborhood-oriented mixed-use development may have an effect on home values in the area. The potential inclusion of neighborhood-oriented retail outlets may result in additional employment opportunities in the area. An increase in the housing capacity and inclusion of retail stores may also increase the tax base for the City.
	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix

2006 Comprehensive Plan Amendment

AMENDMENT NO. 3 – IMPLEMENT AND REFINE THE OVERLAKE NEIGHBORHOOD PLAN

Brief description of the proposed Amendment:

The City last updated the Overlake Neighborhood Plan in 1999, including updates to implementing provisions such as land use regulations and the Transportation Facility Plan. Several of the most significant issues addressed in the update concerned two portions of the neighborhood: the Shopping and Mixed Use Area and the Employment Area.

Since the update of the neighborhood plan, development has proceeded consistent with the land use vision for the Employment Area. Progress on the vision for the Shopping and Mixed Use Area has been slower. Construction of the Villages at Overlake Station in 2000 added 308 dwellings. While there has been some developer interest in additional residential or potentially mixed-use developments, the City has not received any formal applications.

This amendment will involve updates related to the Shopping and Mixed Use area and the Primary Study Area as a whole. Major outcomes include: identification of preferred HCT system alignment and station location(s); a master plan for the Overlake Shopping and Mixed Use Core to guide infill development, transportation improvements, and other investments; and, updates to the Community Development Guide, Comprehensive Plan and Transportation Master Plan.

Specifically, updates to the Shopping and Mixed Use area will focus on identifying barriers and opportunities to achieving the vision for the area; identification of how City planning, zoning and investments can attract the envisioned development; and, a timeline of the appropriate phasing for City actions.

In the Primary Study Area as a whole, updates will focus on identifying the City's preferences regarding land use and transportation through 2030; whether the commercial development cap should be increased, under what conditions, and to what level; identification of transportation, public facilities and services project and program improvements that may be needed to support additional development; identification of opportunities to improve connections between the various sub-districts of the Overlake Neighborhood and the connections between this neighborhood and those adjacent neighborhoods; and other updates as needed, such as land use designation and zoning for proposed change of Redmond-Bellevue boundary along NE 28th Street.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact on Subject Amendment
1	Update Education Hill Neighborhood Plan	It is unlikely that the update of the Education Hill Neighborhood Plan will affect the implementation and refinement of the Overlake Neighborhood Plan.
2	Update North Redmond Neighborhood Plan	It is unlikely that the update of the North Redmond Neighborhood Plan will affect the implementation and refinement of the Overlake Neighborhood Plan.
3	Implement and refine the Overlake Neighborhood Plan	N/A
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	This TFP amendment is unlikely to affect the Overlake Neighborhood Plan update.
5	Update Viewpoint Neighborhood Plan	Updates to the Overlake Neighborhood Plan and the Viewpoint Neighborhood Plan will occur in coordination with one another, which will facilitate the separation of the two neighborhoods, as Viewpoint is currently included as a sub-area of Overlake.
6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect the update of the Overlake Neighborhood Plan.
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	Updates to land use and transportation policies related to high capacity transit planning for the Downtown and SE Redmond may have some effect on the implementation and refinement of the Overlake Neighborhood Plan. Any transit stations planned for other areas of Redmond will be part of the system that also serves the Overlake Neighborhood. Work on Overlake will include consideration of preferences related to HCT corridor alignment and stations, and the implications of various options for the Downtown and SE Redmond.
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	It is unlikely that the potential adoption or update of functional plans to implement the Comprehensive Plan will affect the implementation and revision of the Overlake Neighborhood Plan.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	It is unlikely that the amendment related to the 120-acre Keller property will affect the implementation and revision of the Overlake Neighborhood Plan.

	Proposed Amendment	Impact on Subject Amendment
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	It is unlikely that the amendment related to changing the land use designation of a property in the North Redmond neighborhood will affect the implementation and refinement of the Overlake Neighborhood Plan.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	As this property falls within the Overlake Neighborhood, any change or revision to the Green Street designation on the north side of 51 st Street between SR 520 and 148 th Avenue NE would involve a revision to the Overlake Neighborhood Plan.
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	The potential change from a Manufacturing Park to General Commercial zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the Overlake Neighborhood Plan update.
13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	The potential expansion of allowed uses to include certain retail and business park uses is unlikely to affect the Overlake Neighborhood Plan update.
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	Changes to the Overlake Design District policies and regulations will be considered in coordination with the Overlake Neighborhood Plan update. The proposed amendment may impact the type and scope of other policy and regulatory amendments considered as part of the Overlake Neighborhood Plan update.
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	This change, regarding additional residential density on a property in North Redmond, is unlikely to impact the Overlake Neighborhood Plan update.

	Proposed Amendment	Impact on Subject Amendment
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	This proposal to extend NE 70 th St. in Southeast Redmond is unlikely to affect the Overlake Neighborhood Plan update.

Consistency with the Community Development Guide		
	There will likely be a number of amendments required to either the text or maps of the Redmond Community Development Guide to help implement updates to the neighborhood plan. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission’s review of updates to the neighborhood plan.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the County-wide Planning Policies	The Planning Commission will evaluate the consistency of the proposed Overlake Neighborhood Plan refinement and implementation with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the Overlake Neighborhood Plan implementation and refinement.
	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the Overlake Neighborhood Plan implementation and refinement.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of the Overlake Neighborhood Plan implementation and refinement, as well as through any resulting site specific development proposals.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The neighborhood planning process includes discussion of nearby land use designations or uses and will be evaluated through the updates to the neighborhood plan.

	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	Some of the actions taken to implement and refine the Overlake Neighborhood Plan may include changes in allowed land use. However, these changes are not expected to result in a net loss of housing capacity and may actually increase this capacity.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential general impacts to the natural environment include those associated with more intensive and in-fill development.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The addition of housing capacity and mixed-use developments may have an effect on property values in the area which may in turn increase the tax base for the City.
	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix
2006 Comprehensive Plan Amendment

**AMENDMENT NO. 4 – ADD 162ND PL. NE/NE 124TH ST. INTERSECTION
IMPROVEMENTS TO TRANSPORTATION FACILITIES PLAN**

Brief description of the proposed Amendment:

The City proposes to amend the Transportation Facilities Plan of the Transportation Master Plan by adding a project improving the intersection of 162nd Pl. NE and NE 124th St. in the North Redmond neighborhood. The project would add a signal and left-turn lanes at the intersection to improve safety.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact on Subject Amendment
1	Update Education Hill Neighborhood Plan	It is unlikely that the update to the Education Hill Neighborhood Plan will affect the addition of this project to the TFP.
2	Update North Redmond Neighborhood Plan	The North Redmond Neighborhood Plan update could affect this proposed amendment, since the Plan will outline allowed land-uses in the neighborhood, and thus will significantly influence the amount of traffic circulating in the area of this proposed amendment. The two proposals should be considered in mutual coordination.
3	Implement and refine the Overlake Neighborhood Plan	The Overlake Neighborhood Plan update proposal is unlikely to affect this proposed TFP amendment.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	N/A.
5	Update Viewpoint Neighborhood Plan	It is unlikely that the update to the Viewpoint Neighborhood Plan will affect this proposed TFP amendment.
6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect this proposal.
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	It is unlikely that the updates to land use and transportation policies related to high capacity transit planning will affect this amendment to the TFP.
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	It is unlikely that the adoption or update of functional plans will affect this proposal; however, this proposal is a change to the TFP (a functional plan).

9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	It is unlikely that the amendment related to the 120-acre Keller property will affect this proposal.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	A relationship may exist between the change in a residential land use designation to a neighborhood commercial designation in the North Redmond neighborhood and this TFP amendment. The land-use change could alter traffic volumes and circulation in the area in which this amendment is proposed. As such, the two amendments should be mutually coordinated.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	The removal of a Green Streets designation from the north side of NE 51 st Street will not affect this proposed TFP amendment.
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	The potential change from a Manufacturing Park to General Commercial zone, with the intent of developing a residential/mixed-use building, is unlikely to affect this proposed TFP amendment.
13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	The potential expansion of allowed uses to include certain retail and business park uses on the Taylor property is unlikely to affect this proposed TFP update.
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	Potential changes to the Overlake Design District policies and regulations are unlikely to affect this proposed TFP amendment.
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-	This change, allowing additional residential density on property in North Redmond, may affect this proposed TFP amendment because of the proximity of the two proposals. A change in land-use from single-family constrained to

	Family Constrained designation to Single-Family Urban.	single-family urban could alter traffic volumes and circulation patterns in the area. As such, consideration of these proposals should be coordinated.
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	This proposal to extend NE 70 th St. in Southeast Redmond is unlikely to affect the intersection improvements proposed at 162 nd Pl. NE and NE 124 th St. The proposals are similar in that they would require updates to the TFP.

Consistency with the Community Development Guide		
	The proposed intersection improvements are not associated with the Redmond Community Development Guide.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the County-wide Planning Policies	The intersection improvements are in accordance with state mandates, VISION 2020 and Countywide Planning Policies.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The intersection improvements are in part a result of the preferred growth strategy endorsed by City Council and reflected in the Comprehensive Plan.
	The capability of the land for development including the prevalence of sensitive areas	The intersection improvements do not contain any associated site specific development proposals so the capability of land for development including the prevalence of sensitive areas does not apply.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capability of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of the proposed amendment by the Planning Commission, as well as any resulting site specific development proposals.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	Because there are no site-specific development proposals associated with this amendment, the compatibility of neighboring uses does not apply.

	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The amendment does not propose a change in allowed uses in an area, so the policy of no-net loss of housing capacity is not applicable.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential impacts to the natural environment include those associated with infill development in employment areas. The general impact to critical areas and other natural resources will be evaluated by the Planning Commission as part of the individual review of the proposed amendment to the TFP.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	Potential general economic impacts derive from the value of improved safety and ease of circulation, to the extent that signal improvements improve circulation.
	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix

2006 Comprehensive Plan Amendment

AMENDMENT NO. 5 – UPDATE VIEWPOINT NEIGHBORHOOD PLAN

Brief description of the proposed Amendment:

Currently, the Viewpoint neighborhood is part of Overlake. While the Comprehensive Plan includes a long-range vision for the Viewpoint subarea, there are no policies specific to this neighborhood. This amendment will propose Comprehensive Plan and Community Development Guide amendments specific to the Viewpoint neighborhood. A kick-off date for this project has not yet been scheduled. Comprehensive Plan and Community Development Guide amendments will most likely be related to, but not limited to, land use, housing, neighborhood character, parks and open space, transportation, and connectivity.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact on Subject Amendment
1	Update Education Hill Neighborhood Plan	It is unlikely that amendments to the Comprehensive Plan and Community Development Guide specific to the Education Hill neighborhood will affect the Viewpoint Neighborhood Plan.
2	Update North Redmond Neighborhood Plan	It is unlikely that amendments to the Comprehensive Plan and Community Development Guide specific to the North Redmond neighborhood will affect the Viewpoint Neighborhood Plan.
3	Implement and refine the Overlake Neighborhood Plan	The implementation and refinement of the Overlake Neighborhood Plan could have some effect on the Viewpoint Neighborhood Plan. For example, the Overlake project will include consideration of preferences regarding land use and transportation through 2030 as well as high capacity transit station areas and corridors. Updates to the Overlake Neighborhood Plan and the Viewpoint Neighborhood Plan will occur in mutual coordination, which will facilitate the separation of the two neighborhoods, as Viewpoint is currently included as a sub-area of Overlake.
4	Add 162 nd Pl. NE/NE 124 th St. Intersection Improvements to Transportation Facilities Plan	The addition of intersection improvements to the TFP is unlikely to affect the Viewpoint Neighborhood Plan update.
5	Update Viewpoint Neighborhood Plan	N/A
6	SMP-related Amendments	SMP-related amendments, especially those dealing with view corridors, may impact the Viewpoint Neighborhood Plan update since the neighborhood is adjacent to Lake Sammamish.

	Proposed Amendment	Impact on Subject Amendment
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	The updates to land use and transportation policies related to high capacity transit (HCT) planning are unlikely to affect the update of the Viewpoint Neighborhood Plan as HCT stations are planned for the Downtown and SE Redmond areas.
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the update of the Viewpoint Neighborhood Plan. The functional plans may need to be updated to carry out the updated Viewpoint Neighborhood Plan.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	It is unlikely that the potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property will affect the update of the Viewpoint Neighborhood Plan.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	It is unlikely that the potential amendments to the Comprehensive Plan and Development Guide changing a residential land use designation to a neighborhood commercial designation in the North Redmond neighborhood will affect the Viewpoint Neighborhood Plan.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood will not affect the update of the Viewpoint Neighborhood Plan.
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	The potential change from a Manufacturing Park to General Commercial zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the Viewpoint Neighborhood Plan update.
13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	The potential expansion of allowed uses to include certain retail and business park uses is unlikely to affect the Viewpoint Neighborhood Plan update.

	Proposed Amendment	Impact on Subject Amendment
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	Potential changes to the Overlake Design District policies and regulations may affect the Viewpoint neighborhood plan update based on their proximity of the affected areas.
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	This proposal, to allow increased residential density in North Redmond, is unlikely to affect the Viewpoint Neighborhood Plan update.
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	This proposal to extend NE 70 th St. in Southeast Redmond is unlikely to affect the Viewpoint Neighborhood Plan update.

Consistency with the Community Development Guide		
	There will likely be a number of amendments required to either the text or maps of the Redmond Community Development Guide to help implement updates to the neighborhood plan. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission’s review of updates to the neighborhood plan.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the proposed Viewpoint Neighborhood Plan update with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.

	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the Viewpoint Neighborhood Plan update.
	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the Viewpoint Neighborhood Plan update.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of the Viewpoint Neighborhood Plan update, as well as through any resulting site specific development proposals.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The neighborhood planning process includes discussion of nearby land use designations or uses and will be evaluated through the updates to these criteria in the neighborhood plan.
	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	Some of the action taken to implement the update to the Viewpoint Neighborhood Plan may include changes in land use. However, these changes are not expected to result in a net loss of housing capacity.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential general impacts to the natural environment could include those associated with general housing and infill development. The location of this neighborhood along the shores of Lake Sammamish may lead to more substantial environmental considerations than in other areas. The Parks, Recreation and Open Space element of the Viewpoint Neighborhood Plan may address some issues associated with critical areas and other natural resources.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The Planning Commission will evaluate the potential general economic impacts related to the Viewpoint Neighborhood Plan as part of the individual review of this update.

	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A
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Review Matrix
2006 Comprehensive Plan Amendment

**AMENDMENT NO. 6 – PROCEDURAL SHORELINE MASTER PROGRAM
 AMENDMENT**

Brief description of the proposed Amendment:

The City is proposing to incorporate the Critical Areas Ordinance into the Shoreline Master Program at the request of the Department of Ecology, prior to the City formally filing its new Shoreline Master Program with the State. The amendment will include minor modifications to the program in response to DOE comments. The amendment may also include potential reevaluation of visual access to shorelines.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact on Subject Amendment
5	Update Viewpoint Neighborhood Plan	The Viewpoint Neighborhood Update may have some impact on considering shoreline view policies and regulations since a significant portion of neighborhood properties are adjacent to Lake Sammamish and the Sammamish River.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	The Keller amendment may have some impact on considering shoreline view policies and regulations since Bear Creek runs through and adjacent to the Keller property.
All others	--	No other amendments are likely to have any impact on SMP-related amendments.

Consistency with the Community Development Guide		
	There may be amendments required to either the text or maps of the Redmond Community Develop Guide associated with potential changes in shoreline view policies and regulations. The Planning Commission will evaluate overall consistency with the Community Development Guide as part of its review of this amendment.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the County-wide Planning Policies	The Planning Commission will evaluate the consistency of the proposed updates to policies related to shoreline view preservation with the Growth Management Act, procedural criteria, and the County-wide Planning Policies as part of the individual review of this amendment. Other portions of this amendment are procedural only.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	While this amendment is unlikely to result in changes to the City’s land-use pattern, the Planning Commission will evaluate the consistency of the proposed amendment to Comprehensive Plan goals and

		policies as part of the individual review of this amendment.
	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the potential updates to shoreline view policies and regulations.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The amendment does not propose any change in proposed density/intensity.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The amendment does not propose any change land use designations.
	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The amendment does not propose changes in allowed uses.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The proposed amendment is largely procedural, and the portion considering changes to shoreline view policies are unlikely to adversely impact the natural environment. The Planning Commission will evaluate potential impacts during its review of the amendment.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	While the amendment is largely procedural, the Planning Commission will evaluate potential impacts during its review of the amendment.

	<p>For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake</p>	<p>The amendment related to the Shoreline Master Program (SMP) is largely a procedural amendment. The last update and adoption of the SMP occurred in 2004, before the adoption of the Critical Areas Ordinance (CAO) in 2005. The CAO must be incorporated in the SMP. This amendment also includes potential amendments to shoreline view policies.</p>
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Review Matrix
2006 Comprehensive Plan Amendment

**AMENDMENT NO. 7 – UPDATES TO LAND USE AND TRANSPORTATION
POLICIES RELATED TO HIGH CAPACITY TRANSIT PLANNING, PARTICULARLY
FOR THE DOWNTOWN AND SE REDMOND**

Brief description of the proposed Amendment:

In early 2005, the City began a high capacity transit (HCT) study for the purpose of developing and evaluating general alignment and station alternatives, and selecting a preferred alignment and station locations, for a future HCT link in the vicinity of Downtown Redmond and SE Redmond. In February 2006, the City Council approved a resolution expressing support for a Preferred Alignment Framework that brings HCT to Downtown and SE Redmond. This item is included in the 2006 Package in anticipation of potential updates to Comprehensive Plan policies to reflect the preferred alignment and station locations.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact on Subject Amendment
1	Update Education Hill Neighborhood Plan	It is unlikely that updates to the Education Hill Neighborhood Plan will affect updates to land use and transportation policies related to HCT planning for the Downtown and SE Redmond areas.
2	Update North Redmond Neighborhood Plan	It is unlikely that updates to the North Redmond Neighborhood Plan will affect updates to land use and transportation policies related to HCT planning for the Downtown and SE Redmond areas.
3	Implement and refine the Overlake Neighborhood Plan	The implementation and refinement of the Overlake Neighborhood Plan may have some effect on updates to land use and transportation policies related to HCT planning for the Downtown and SE Redmond areas. One of the major topics to be addressed in the work on the Overlake Neighborhood Plan concerns the preferred locations for HCT corridors and station areas in Overlake and how these support extension of HCT service to the Downtown and SE Redmond.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	The addition of intersection improvements to the TFP is unlikely to affect the updates to land use and transportation policies related to HCT planning for the Downtown and SE Redmond.
5	Update Viewpoint Neighborhood Plan	It is unlikely that updates to the Viewpoint Neighborhood Plan will affect updates to land use and transportation policies related to HCT planning for the Downtown and SE Redmond areas.

6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect HCT-related amendments in the Downtown and SE Redmond.
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	N/A
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	It is unlikely that the potential adoption or update of functional plans to implement the Comprehensive Plan would affect the updates to land use and transportation policies related to HCT planning for the Downtown and SE Redmond.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	It is unlikely that the amendment related to the 120-acre Keller property would affect the updates to land use and transportation policies related to HCT planning for the Downtown and SE Redmond.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	It is unlikely that the amendment related to a change in designated land use for a parcel in the North Redmond neighborhood would affect the updates to land use and transportation policies related to HCT planning for the Downtown and SE Redmond.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	It is unlikely that the removal of the Green Streets designation from the north side of 51 st Street in the Overlake Neighborhood would affect the updates to land use and transportation policies related to HCT planning for the Downtown and SE Redmond.
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	The potential change from a Manufacturing Park to General Commercial zone, with the intent of creating a residential/mixed-use development, may be a consideration for HCT planning in Downtown and SE Redmond, and as such the two proposals should be coordinated.

13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	The potential expansion of allowed uses to include certain retail and business park uses may be a consideration for have an impact on HCT planning in Downtown and SE Redmond, and as such the two proposals should be coordinated.
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	Potential changes to the Overlake Design District policies and regulations may be a consideration for potential updates to land use and transportation policies related to HCT planning in Downtown and SE Redmond.
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	This proposal, to allow increased residential density in North Redmond, is unlikely to affect potential updates to land use and transportation policies related to HCT planning in Downtown and SE Redmond.
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	This proposal to extend NE 70 th St. in Southeast Redmond may have an impact on HCT planning in Downtown and SE Redmond, and the two proposals should be coordinated.

Consistency with the Community Development Guide		
	There may be amendments required to either the text or maps of the Redmond Community Development Guide associated with the selection of a preferred alignment and station locations in the Downtown and SE Redmond for an HCT system. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission’s review of this amendment.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the County-wide Planning Policies	The Planning Commission will evaluate the consistency of the proposed updates to land use and transportation policies related to HCT planning with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the proposed updates to land use and transportation policies related to HCT planning with the Comprehensive Plan as part of the individual review of this amendment.

	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the updates to land use and transportation policies related to HCT planning for the Downtown and SE Redmond.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and service and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of the updates to land use and transportation policies related to HCT planning, as well as through any resulting site specific development proposals.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate with compatibility of nearby land use designations or uses with those land use designations or uses associated with the update to land use and transportation policies related to HCT planning as part of the individual review of this amendment.
	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	Some of the updates to land use and transportation policies related to HCT planning may include changes in land use. However, these changes are not expected to result in a net loss of housing capacity.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential general impacts to the natural environment, including critical areas and other natural resources, will be evaluated by the Planning Commission as part of the individual review of this amendment.

	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The extension of a high capacity transit system to the Downtown and SE Redmond could have the effect of spurring development in areas along the system line or near transit stations. Property values may be affected by this development. Businesses along the line could benefit from increased or improved access to their location. A further outcome may be an increase in the tax base for the City.
	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix
2006 Comprehensive Plan Amendment

**AMENDMENT NO. 8 – POTENTIAL ADOPTION OR UPDATE OF FUNCTIONAL
PLANS TO IMPLEMENT THE COMPREHENSIVE PLAN**

Brief description of the proposed Amendment:

This item is anticipated to include establishing a Financial Functional Plan and potential updates to other functional plans to reflect the updated Comprehensive Plan. The financial functional plan is called for in two policies from the Capital Facilities Element:

- CF-8 Maintain a financial plan that summarizes the revenue and expense components of the City's functional plans. Include financial data for capital spending in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2022, and beyond to the build-out year.

- CF-14 Prepare a Capital Facilities Financial Plan to promote consistency and stability in capital planning and programming. Determine through this planning process the percentage allocation of unrestricted capital revenues to functional areas. Review the percentage allocation preferably in every off year after the biennial budget process but at least every five years.

Policy CF-5 calls for updating functional plans within two years of a Comprehensive Plan update.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact on Subject Amendment
1	Update Education Hill Neighborhood Plan	Updates to the Education Hill Neighborhood Plan would potentially need to be reflected in adopted or updated functional plans.
2	Update North Redmond Neighborhood Plan	Updates to the North Redmond Neighborhood Plan would potentially need to be reflected in adopted or updated functional plans.
3	Implement and refine the Overlake Neighborhood Plan	Refinement and implementation of the Overlake Neighborhood Plan would potentially need to be reflected in adopted or updated functional plans.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	The proposed TFP improvements will impact updates to the functional plans, since the TFP is a portion of a functional plan.
5	Update Viewpoint Neighborhood Plan	Updates to the Viewpoint Neighborhood Plan would potentially need to be reflected the adoption of functional plans into the Comprehensive Plan
6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect the update of the functional plans.

	Proposed Amendment	Impact on Subject Amendment
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	Updates to the land use and transportation policies in the Comprehensive Plan relating to high capacity transit planning would potentially need to be reflected in adopted or updated functional plans.
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	N/A
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	If the amendment related to the 120-acre Keller property requires the extension of public facilities in a manner that is inconsistent with existing functional plans, this would need to be reflected in the updated plans. Other aspects of this amendment that would potentially need to be reflected in updated functional plans include rerouting and enhancing Evans Creek, connecting City trails, and establishing a future City of Redmond Stormwater facility.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	If the amendment related to a change in land use designation for a parcel in the North Redmond neighborhood requires the extension of public facilities in a manner that is inconsistent with existing functional plans, this would need to be reflected in the updated functional plans. An increased level of traffic congestion and any resulting changes to the transportation system in that area that are inconsistent with the functional plans would also need to be reflected.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	It is unlikely that the amendment related to removing the Green Streets designation from the north side of 51 st Street in the Overlake neighborhood would affect the adoption or update of functional plans.
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	If the amendment related to the Chee property requires the extension of public facilities in a manner that is inconsistent with existing functional plans, this would need to be reflected in the updated plans. An increased level of traffic congestion and any resulting changes to the transportation system in that area that are inconsistent with the functional plans would also need to be reflected.

	Proposed Amendment	Impact on Subject Amendment
13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	If the amendment related to the Taylor property requires the extension of public facilities in a manner that is inconsistent with existing functional plans, this would need to be reflected in the updated plans. An increased level of traffic congestion and any resulting changes to the transportation system in that area that are inconsistent with the functional plans would also need to be reflected.
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	If the amendment related to the Overlake Design District alters the public facility needs in a manner that is inconsistent with existing functional plans, this would need to be reflected in the updated plans. This includes changes in levels of traffic and any resulting changes to the transportation system in that area that are inconsistent with the functional plans.
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	If the amendment related to this property in North Redmond requires the extension of public facilities in a manner that is inconsistent with existing functional plans, this would need to be reflected in the updated plans. An increased level of traffic congestion and any resulting changes to the transportation system in that area that are inconsistent with the functional plans would also need to be reflected.
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	Currently, the extension of NE 70 th St. is not on the 20-year Transportation Facilities Plan. To include it would require changes to that functional plan. An increased level of traffic congestion and any resulting changes to the transportation system in that area that are inconsistent with the functional plans would need to be reflected.

Consistency with the Community Development Guide		
	The adoption or update of functional plans is not associated with the Redmond Community Development Guide.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the adoption or update of functional plans with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The adoption or update of functional plans is undertaken in order to achieve consistency with Comprehensive Plan policies in the Capital Facilities Element.

	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the adoption or update of functional plans.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The adoption and update of functional plans are unlikely to involve proposed changes to land use or intensity; therefore this criterion is not applicable.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The adoption and update of functional plans are unlikely to involve proposed changes to land use or intensity; therefore this criterion is not applicable.
	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The adoption and update of functional plans are unlikely to involve proposed changes to land use or intensity; therefore this criterion is not applicable.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The potential general impacts to the natural environment, including critical areas and other natural resources, will be evaluated by the Planning Commission as part of the individual review of the adoption or update of functional plans.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The Planning Commission will evaluate the potential general economic impacts associated with the adoption or update of functional plans as part of the individual review of this amendment.
	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix
2006 Comprehensive Plan Amendment

**AMENDMENT NO. 9 – PRIVATELY INITIATED COMPREHENSIVE PLAN AND
COMMUNITY DEVELOPMENT GUIDE AMENDMENT FOR THE 120-ACRE
KELLER PROPERTY**

Brief description of the proposed Amendment:

The Keller property is located between NE Union Hill Road and Avondale Rd NE in the Bear Creek neighborhood. The applicant is seeking a land use designation of Design District and zoning designation of Bear Creek Design District. The proposed amendment would also involve development of a master plan for the Keller Farm. The property is currently designated primarily Semi-Rural, with a small portion (5 acres) of Single-Family Urban.

The applicant's purpose for the proposed amendment is to allow for the development of Retirement Residences and an increase in the density on the subject property, while also clustering the site and building improvements in the northwestern area of the property and permanently protecting and preserving approximately 80 acres as open space.

The Retirement Residences are proposed to total 420 living units located on approximately 40 developable acres of the 120+ acre Keller property. The proposal is to accommodate approximately 150 units in a main building, 60 townhouses, 100 cottages, a 70-unit health care facility, and 40 employee apartments. Fourteen of the health care facility units and all forty of the employee apartments would be affordable as defined by the Redmond Community Development Guide.

Applicant also proposes to assist with or provide:

- Reconnecting portions of the floodplain and associated wetlands through off channel rearing areas and restoration of degraded areas.
- Day-lighting and re-routing a portion of Perrigo Creek southward through the site and connecting it with Bear Creek.
- Enhancing wetlands and stream and wetland buffers on the site for the maintenance and protection of critical habitat.
- Providing an easement to the City of Redmond to allow the City to reroute and enhance Evans Creek.
- Provision of easements through the site to connect City trails.
- Provision of land for a future City of Redmond Stormwater facility.
- Provision of environmentally friendly transportation at the facility.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact on Subject Amendment
1	Update Education Hill Neighborhood Plan	It is unlikely that the update of the Education Hill Neighborhood Plan would affect the amendment related to the Keller property.

	Proposed Amendment	Impact on Subject Amendment
2	Update North Redmond Neighborhood Plan	It is unlikely that the update of the North Redmond Neighborhood Plan would affect the amendment related to the Keller property.
3	Implement and refine the Overlake Neighborhood Plan	It is unlikely that the implementation and refinement of the Overlake Neighborhood Plan will affect the amendment related to the Keller property.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	It is unlikely that this proposed TFP amendment will affect the amendment related to the Keller property.
5	Update Viewpoint Neighborhood Plan	It is unlikely that the update to the Viewpoint Neighborhood Plan would affect the amendment related to the Keller property.
6	Shoreline Master Program-related Amendments	SMP-related amendments, especially those dealing with shoreline views, may impact this amendment since the property is adjacent to Bear Creek.
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	It is unlikely that updates to land use and transportation policies related to high capacity transit planning will affect the amendment related to the Keller property.
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the amendment related to the Keller property.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	N/A
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	It is unlikely that the amendment related to a change in land use designation in the North Redmond neighborhood would affect the amendment related to the Keller property.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	The removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood will not affect the amendment related to the Keller property.

	Proposed Amendment	Impact on Subject Amendment
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	Both the Chee and Keller properties are located in SE Redmond, and cumulatively would have more significant local impacts to public facilities than either would have individually. Therefore, an additive relationship may exist.
13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	Both the Taylor and Keller properties are located in SE Redmond, and cumulatively would have more significant local impacts to public facilities than either would have individually. Therefore, an additive relationship may exist.
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	Proposed changes to the Overlake Design District policies and regulations are unlikely to affect the amendment related to the Keller property.
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	Proposed changes in allowed residential density on the 10-acre site in North Redmond are unlikely to affect the amendment related to the Keller property.
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	This proposal to extend NE 70 th St. may improve accessibility to the Keller property, and in that way may affect the proposed land use change by altering its likely traffic impacts.

Consistency with the Community Development Guide	
	There will likely be a number of amendments required to the text and maps of the Redmond Community Development Guide in connection with this proposal. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's review of updates to the neighborhood plan.

Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the proposed changes to the Keller property with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the proposed changes to the Keller property.
	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the proposed changes to the Keller property.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of the proposed changes to the Keller property, as well as through any resulting site specific development proposals. Further, the amendment proposes to assist the City in providing a future City of Redmond Stormwater facility.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate whether the proposed land use designations and uses are compatible with nearby land use designations and uses. The development on the site would be clustered in the northwestern area of the property near adjacent properties designated Multi-Family Urban and zoned R-12 and designated Single-Family Urban and zoned R-6, respectively.
	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The amendment does propose changes in allowed density and uses in the area; however, these changes are expected to result in a net increase in housing capacity.
	Potential general impacts to the natural environment, such as impact to critical areas and	Potential general impacts to the natural environment include those associated with general housing development. Some negative impacts to the environment

	other natural resources	may be mitigated through the clustering of development on the site and the preservation of approximately 80 acres as open space. Improvements to the natural environment are proposed by day-lighting and re-routing a portion of Perrigo Creek, enhancing existing wetlands and stream and wetland buffer areas on the site for the protection and maintenance of habitat, and providing an easement to the City of Redmond to allow the City to re-route and enhance Evans Creek.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	Potential general economic impacts resulting from this amendment may include investment in infrastructure, provision of a variety of job opportunities, and support for local service providers (such as physicians and landscape companies). The development is estimated to provide approximately 115 full-time-equivalent employment opportunities, and could provide affordable housing to some of those employees.
	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

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Review Matrix
2006 Comprehensive Plan Amendment

**AMENDMENT NO. 10 – PRIVATELY INITIATED COMPREHENSIVE PLAN AND
DEVELOPMENT GUIDE AMENDMENT TO CHANGE FROM A RESIDENTIAL
LAND USE DESIGNATION TO A NEIGHBORHOOD COMMERCIAL DESIGNATION**

Brief description of the proposed Amendment:

The proposed amendment involves a 5-acre property located on the east side of Redmond-Woodinville Road, south of NE 124th Street, in the North Redmond neighborhood. This amendment, which involves property owned by Washington Cathedral, was first docketed as part of the City's 2003-2004 Amendment Package. The Planning Commission evaluated the proposed amendment as part of the North Redmond Neighborhood Plan update and recommended denial.

The applicant is requesting a land use designation change from Single-Family Constrained (R-1) to Neighborhood Commercial (NC-2). The purpose is to allow development of a two-story, mixed use development with medium scale retail and services (grocery and other daily services) on the first level and residential or office uses (retirement, professional offices, etc.) on the second level. The proposal will include community space that can be used as a farmer's market and incorporate signs and plaques that reflect the history of Theno's Dairy.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact on Subject Amendment
1	Update Education Hill Neighborhood Plan	It is unlikely that the update to the Education Hill Neighborhood Plan will affect the amendment related to the Washington Cathedral property.
2	Update North Redmond Neighborhood Plan	The North Redmond Neighborhood Plan update is occurring in coordination and with consideration of this amendment, which is included as a related land use change. Among other issues, the Planning Commission considered the size and scale of the proposed amendment and its consistency with existing City policy in evaluating and eventually voting against recommending this proposal.
3	Implement and refine the Overlake Neighborhood Plan	It is unlikely that the implementation and refinement of the Overlake Neighborhood Plan will affect the amendment related to the Washington Cathedral property.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	The proposed TFP amendment may affect the amendment related to the Washington Cathedral property because of their proximity. Placing the intersection improvements on the TFP may eventually alter traffic circulation patterns in the vicinity of the Washington Cathedral property. Consideration of the two amendments should be coordinated.
5	Update Viewpoint Neighborhood Plan	It is unlikely that the update to the Viewpoint Neighborhood Plan will affect the amendment related to the Wash-

		ington Cathedral property.
6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect the proposed amendment related to the Washington Cathedral property.
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	It is unlikely that updates to land use and transportation policies related to high capacity transit planning will affect the amendment related to the Washington Cathedral property.
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	It is unlikely that the adoption or update of functional plans to implement the Comprehensive Plan will affect the amendment related to the Washington Cathedral property. The functional plans may have to be updated based on development proposals associated with the Washington Cathedral property.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	It is unlikely that the amendment related to the 120-acre Keller property will affect the amendment related to the Washington Cathedral property.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	N/A
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	The removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood will not affect the amendment related to the Washington Cathedral property.
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	It is unlikely that the amendment related to the Chee property will affect the amendment related to the Washington Cathedral property.

13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	It is unlikely that the amendment related to the Taylor property will affect the amendment related to the Washington Cathedral property.
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	It is unlikely that the amendment related to the Overlake Design District policies and regulations will affect the amendment related to the Washington Cathedral property.
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	Both the 10-acre CamWest site and the Washington Cathedral property are located in the North Redmond neighborhood. The cumulative local impacts of both proposals may be greater than their individual local impacts. Thus, a mutual impact may exist.
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	It is unlikely that the amendment related to the extension of NE 70 th St. will affect the amendment related to the Washington Cathedral property.

Consistency with the Community Development Guide		
	Amendments will be required to the maps and potentially the text of the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission’s review of this amendment.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the County-wide Planning Policies	The Planning Commission will evaluate the consistency of the amendment related to the Washington Cathedral property with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the amendment related to the Washington Cathedral property.

	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development as part of the individual review of the amendment related to the Washington Cathedral property.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of the amendment related to the Washington Cathedral property, as well as through any resulting site specific development proposals. Currently, public utilities exist near the site but would need to be extended down to the subject property.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The compatibility of the proposed site changes with nearby land use designations or uses will be evaluated by the Planning Commission as part of the individual review of this amendment. The proposed development is surrounded by growing residential communities to the east and south, and by agricultural land outside the Urban Growth Area to the west and north.
	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	Currently the site is designated by Redmond as Single Family Constrained, R-1, which would allow 6 residential units to be built on the 5-acre site. Adopting the proposed amendment would result in rezoning the property to Neighborhood Commercial, which could potentially include second floor residential uses. Washington Cathedral is considering incorporating second floor residential uses, primarily retirement, for the property, which could result in an increased housing capacity. If residential uses do not occupy the second floor, some housing capacity may be lost.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential general impacts to the natural environment include those associated with neighborhood commercial development. The Washington Cathedral proposal acknowledges that surface water retention and discharge, and sedimentation of the seasonal, Class II stream on the adjacent property are potential environmental impacts. The proposal includes mitigation measures for these two impacts.

	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	Potential general economic impacts may include increased employment opportunities in the area at the resulting neighborhood commercial outlets. This location of neighborhood commercial may provide some competition for any other developments in the North Redmond neighborhood or commercial businesses in the Downtown. This development could have the effect of increasing the City's tax base and will likely raise funds for the property owner, Washington Cathedral.
	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	This amendment was first docketed as part of the City's 2003-2004 Amendment Package. The proposed amendment was then scheduled for evaluation and review as part of the North Redmond Neighborhood Plan update.

Review Matrix
2006 Comprehensive Plan Amendment

**AMENDMENT NO. 11 – PRIVATELY INITIATED COMPREHENSIVE PLAN
AMENDMENT TO MAP N-OV-3 (PAGE 272.1)**

Brief description of the proposed Amendment:

The applicant proposes to remove the Green Street designation from the north side of NE 51st Street (between SR 520 and 148th Avenue NE) in the Overlake neighborhood. The applicant's purpose for the amendment is to facilitate flexibility in designing a corporate campus/office park on the abutting 27-acre property, which is currently undeveloped and is owned by Nintendo of America. The applicant states that this change would allow development of the abutting property in a manner consistent with other corporate campuses in Redmond.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact to Subject Amendment
1	Update Education Hill Neighborhood Plan	The update to the Education Hill Neighborhood Plan will not affect the removal of the Green Street designation from the north side of NE 51 st Street in the Overlake neighborhood.
2	Update North Redmond Neighborhood Plan	The update to the North Redmond Neighborhood Plan will not affect the removal of the Green Street designation from the north side of NE 51 st Street in the Overlake neighborhood.
3	Implement and refine the Overlake Neighborhood Plan	It is unlikely that implementation of the Overlake Neighborhood Plan will affect the removal of the Green Street designation from the north side of NE 51 st Street in that neighborhood since most implementation issues concern the southern portion of the neighborhood. Refinement of the neighborhood plan may have some effect on the removal of the Green Street designation from the north side of NE 51 st Street. Areas of refinement that may affect the amendment under consideration include: planning for high capacity transit (HCT) and other transit, development strategies to support HCT use, and transportation project and program improvements.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	This proposed TFP amendment will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
5	Update Viewpoint Neighborhood Plan	The update to the Viewpoint Neighborhood Plan will not affect the removal of the Green Street designation from the north side of NE 51 st Street in the Overlake neighborhood.

6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect the proposed amendment related to NE 51 st St.
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	It is unlikely that updates to land use and transportation policies related to high capacity transit planning for the Downtown and SE Redmond will affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	It is unlikely that the adoption or update of functional plans to implement the Comprehensive Plan will affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	Amendments related to the 120-acre Keller property will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	The amendment related to a change in land use designation on the Washington Cathedral property in North Redmond will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	N/A
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	The amendment related to the Chee property in SE Redmond will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.

13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	The amendment related to the Taylor property in SE Redmond will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	The amendment related to the Overlake Design District policies and regulations will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	The amendment related to the CamWest property in North Redmond will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	This proposal to extend NE 70 th St. will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.

Consistency with the Community Development Guide		
	Amendments will be required to the maps and potentially the text of the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission’s review of this amendment.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the County-wide Planning Policies	The Planning Commission will evaluate the consistency of the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the removal of the Green Streets designation from the north side of NE 51 st Street in Overlake.

	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood. Although the removal of this designation will not entail development, it will facilitate development of the abutting property.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The amendment does not propose a change in land use intensity. Therefore, the criterion concerning the capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively does not apply.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate whether the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood is compatible with nearby land use designations or uses as part of the individual review of this amendment.
	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The amendment does not propose a change in land uses and therefore will not violate the City's policy of no-net loss of housing capacity.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	It is not likely that there will be much impact to the natural environment by removing the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood. The property owner speculates that this proposal may allow for greater design flexibility in future developments to avoid impacts to any critical areas or other natural features.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The proposed amendment to remove the Green Street designation from the north side of NE 51 st Street in the Overlake neighborhood may facilitate development of a corporate campus on the abutting property. Development of the property is expected to result in increased employment opportunities, and may facilitate the continued operation of Nintendo of America in Redmond, and may increase the tax base for the City of Redmond.

	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A
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Review Matrix
2006 Comprehensive Plan Amendment

**AMENDMENT NO. 12 – PRIVATELY INITIATED COMPREHENSIVE PLAN AND
DEVELOPMENT GUIDE AMENDMENT TO CHANGE FROM A MANUFACTURING
PARK (MP) DESIGNATION TO A GENERAL COMMERCIAL (GC) DESIGNATION
FO THE CHEE PROPERTY**

Brief description of the proposed Amendment:

The proposed amendment involves a 2.35-acre property located on the west side of East Lake Sammamish Place NE, south of NE 65th Street in the Southeast Redmond neighborhood. The applicant is requesting a land use designation change from a MP to a GC designation. He proposes to develop a mixed use building with multi-family dwellings on upper floors and retail space or professional offices on the ground level.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact to Subject Amendment
1	Update Education Hill Neighborhood Plan	The update to the Education Hill Neighborhood Plan is unlikely to affect the proposal related to the Chee property.
2	Update North Redmond Neighborhood Plan	The update to the North Redmond Neighborhood Plan is unlikely to affect the proposal related to the Chee property.
3	Implement and refine the Overlake Neighborhood Plan	The update to the Overlake Neighborhood Plan is unlikely to affect the proposal related to the Chee property.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	This proposed TFP amendment is unlikely to affect the proposal related to the Chee property.
5	Update Viewpoint Neighborhood Plan	The update to the Viewpoint Neighborhood Plan is unlikely to affect the proposal related to the Chee property.
6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect the proposed amendment related to the Chee property.
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	HCT planning in Downtown and SE Redmond is a consideration for the proposal related to the Chee property, and as such the two should be coordinated.
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	The adoption of functional plans into the Comprehensive Plan is unlikely to affect the proposal related to the Chee property.

9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	Both the Chee and Keller properties are located in SE Redmond, and cumulatively would have more significant local impacts to public facilities than either would have individually. Thus, an additive relationship may exist.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	The proposal related to the Washington Cathedral property is unlikely to affect the proposal related to the Chee property.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	The proposal related to NE 51 st St. is unlikely to affect the proposal related to the Chee property.
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	N/A
13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	Both the Taylor and Chee properties are located in SE Redmond and are currently zoned MP. Cumulatively, the proposals would have more significant local impacts to public facilities than either would have individually. An additive relationship may also exist insofar as both amendments relate to expanding allowed retail uses and reducing the amount of land used for traditional MP uses.
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	The proposal related to the Overlake Design District policies and regulations is unlikely to affect the proposal related to the Chee property.
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	The proposal related to the CamWest property in North Redmond unlikely to affect the proposal related to the Chee property.

16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	The proposal to extend NE 70 th St. may change traffic patterns around the Chee property, and as such may have an impact on access and circulation.
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Consistency with the Community Development Guide		
	The proposal would require map amendments to the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission’s review of updates to the neighborhood plan.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the County-wide Planning Policies	The Planning Commission will evaluate the consistency of the change from MP designation to GC designation on the Chee property with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the change from MP designation to GC designation on the Chee property.
	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the change from MP designation to GC designation on the Chee property.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission will evaluate the capacity and provision of public facilities and services as part of the individual review of the change from MP designation to GC designation on the Chee property.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate whether the change from MP designation to GC designation on the Chee property is compatible with nearby land use designations or uses as part of the individual review of this amendment.

	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The Planning Commission will evaluate whether the change from MP designation to GC designation on the Chee property will adversely impact land capacity needed for anticipated growth, especially housing. Note that the proposal specifically seeks to add housing capacity as part of a mixed-use development.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The Planning Commission will evaluate the impact to the natural environment by changing from MP designation to GC designation on the Chee property during its review of the amendment.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The proposed amendment to change from MP designation to GC designation on the Chee property may provide additional employment within the City, and also additional tax revenue, by allowing retail uses on the property. It may also reduce economic opportunities associated with manufacturing park uses.
	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix
2006 Comprehensive Plan Amendment

**AMENDMENT NO. 13 – PRIVATELY INITIATED COMPREHENSIVE PLAN AND
DEVELOPMENT GUIDE AMENDMENT REGARDING ALLOWED USES IN THE
MANUFACTURING PARK DESIGNATION FOR THE TAYLOR PROPERTY.**

Brief description of the proposed Amendment:

The proposal involves a 54-acre property located south of Union Hill Road in the Southeast Redmond. The applicant is requesting an expansion of the allowed uses on this MP zoned property to include uses allowed in the Business Park zone and a component of certain Retail Commercial uses for the northern end of the parcel. The applicant proposes to use the northern 15 acres of the site for retail uses and the balance of the property for uses commonly associated with business park zoning.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact to Subject Amendment
1	Update Education Hill Neighborhood Plan	The update to the Education Hill Neighborhood Plan is unlikely to affect the proposal related to the Taylor property.
2	Update North Redmond Neighborhood Plan	The update to the North Redmond Neighborhood Plan is unlikely to affect the proposal related to the Taylor property.
3	Implement and refine the Overlake Neighborhood Plan	The update to the Overlake Neighborhood Plan is unlikely to affect the proposal related to the Taylor property.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	This proposed TFP amendment is unlikely to affect the proposal related to the Taylor property.
5	Update Viewpoint Neighborhood Plan	The update to the Viewpoint Neighborhood Plan is unlikely to affect the proposal related to the Taylor property.
6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect the proposed amendment related to the Taylor property.
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	HCT planning in Downtown and SE Redmond is a consideration for the Taylor property proposal, and as such the two should be coordinated.

8	Potential adoption or update of functional plans to implement the Comprehensive Plan	The adoption of functional plans into the Comprehensive Plan is unlikely to affect the proposal related to the Taylor property.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	Both the Taylor and Keller properties are located in SE Redmond, and cumulatively would have more significant local impacts to public facilities than either would have individually. Thus, an additive relationship may exist.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	The proposal related to the Washington Cathedral property is unlikely to affect the proposal related to the Taylor property.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	The proposal related to NE 51 st St. will not affect the proposal related to the Taylor property.
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	Both the Taylor and Chee properties are located in SE Redmond and are currently zoned MP. Cumulatively, the proposals could have more significant local impacts to public facilities than either would have individually. An additive relationship may also exist insofar as both amendments relate to expanding allowed retail uses and reducing the amount of land used for traditional MP uses.
13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	N/A
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	The proposal related to the Overlake Design District policies and regulations is unlikely to affect the proposal related to the Taylor property.

15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	The proposal related to the CamWest property in North Redmond unlikely to affect the proposal related to the Taylor property.
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	The proposal to extend NE 70 th St. may change traffic patterns in SE Redmond near the Taylor property, and as such may have an impact on neighborhood circulation.

Consistency with the Community Development Guide		
	The proposal would require map and text amendments to the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission’s review of updates to the neighborhood plan.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the change in allowed MP uses on the Taylor property with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the change in allowed MP uses on the Taylor property.
	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the change in allowed MP uses on the Taylor property.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission will evaluate the capacity and provision of public facilities and services as part of the individual review of the change in allowed MP uses on the Taylor property.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate whether the change in allowed MP uses on the Taylor property is compatible with nearby land use designations or uses as part of the individual review of this amendment.

	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The Planning Commission will evaluate whether the change in allowed MP uses on the Taylor property will adversely impact land capacity needed for anticipated growth, especially housing.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The Planning Commission will evaluate the impact to the natural environment by changing the allowed MP uses on the Taylor property during its review of the amendment.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The proposed amendment to change the allowed MP uses on the Taylor property may provide additional employment within the City, and also additional tax revenue, by allowing retail and business park uses on the property. It may also reduce economic opportunities associated with manufacturing park uses.
	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	This proposal was submitted within the last four years, but was withdrawn early in the process.

Review Matrix
2006 Comprehensive Plan Amendment

**AMENDMENT NO. 14 – PRIVATELY INITIATED COMPREHENSIVE PLAN AND
DEVELOPMENT GUIDE AMENDMENT CONCERNING THE DESIGN DISTRICT
POLICIES AND REGULATIONS FOR THE GROUP HEALTH PROPERTY.**

Brief description of the proposed Amendment:

The proposal involves a 26-acre property located on the east side of 152nd Avenue NE, north of NE 24th Street in the Overlake Neighborhood. The applicant is requesting policy and regulatory amendments for the Design District that applies to the Group Health property.

In general, the proposed policy amendment speaks to viewing redevelopment of the Group Health site as an exceptional opportunity to achieve regional, City and neighborhood goals favoring compact, mixed-use, transit-supportive development. The applicant envisions a vibrant, compact mix of residential, office, health care, retail and commercial uses with convenient opportunities to get to and from other locations, serve as a community gathering place, as well as a place to live and work, and have a sense of place. The applicant proposes to develop updates to the Design District policies and propose regulations for this site in coordination with the Overlake Neighborhood Plan update.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact to Subject Amendment
1	Update Education Hill Neighborhood Plan	The update to the Education Hill Neighborhood Plan is unlikely to affect the proposal related to the Group Health property.
2	Update North Redmond Neighborhood Plan	The update to the North Redmond Neighborhood Plan is unlikely to affect the proposal related to the Group Health property.
3	Implement and refine the Overlake Neighborhood Plan	The Overlake Neighborhood Plan update will be considered in coordination with changes to the Overlake Design District policies and regulations on the Group Health property, since the two are closely related. Refining the Overlake Neighborhood Plan may impact the type, scope, and/or design of land uses contemplated on the Group Health site.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	This proposed TFP amendment is unlikely to affect the proposal related to the Group Health property.
5	Update Viewpoint Neighborhood Plan	The update to the Viewpoint Neighborhood Plan is unlikely to affect the proposal related to the Group Health property.

6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect the proposed amendment related to the Group Health property.
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	HCT planning in Downtown and SE Redmond is unlikely to affect the proposal related to the Group Health property.
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	The adoption of functional plans into the Comprehensive Plan is unlikely to affect the proposal related to the Group Health property.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	The amendment concerning the Keller property is unlikely to affect the proposal related to the Group Health property.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	The amendment concerning the Washington Cathedral property is unlikely to affect the proposal related to the Group Health property.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	The proposal related to NE 51 st St. will not affect the proposal related to the Group Health property.
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	The amendment concerning the Chee property is unlikely to affect the proposal related to the Group Health property.

13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	The amendment concerning the Taylor property is unlikely to affect the proposal related to the Group Health property.
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	N/A
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	The proposal related to the CamWest property in North Redmond unlikely to affect the proposal related to the Group Health property.
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	The proposal to extend NE 70 th St. is unlikely to affect the proposal concerning the Group Health property.

Consistency with the Community Development Guide		
	The proposal would require map, and potentially text amendments to the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission’s review of updates to the neighborhood plan.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the County-wide Planning Policies	The Planning Commission will evaluate the consistency of changes in ODD policies and regulations in connection with the Group Health property with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the changes in ODD policies and regulations in con-

		nection with the Group Health property.
	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the changes in ODD policies and regulations in connection with the Group Health property.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission will evaluate the capacity and provision of public facilities and services as part of the individual review of the changes in ODD policies and regulations in connection with the Group Health property.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate whether the changes in ODD policies and regulations in connection with the Group Health property are compatible with nearby land use designations or uses as part of the individual review of this amendment.
	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The Planning Commission will evaluate whether the changes in ODD policies and regulations in connection with the Group Health property will adversely impact land capacity needed for anticipated growth, especially housing. Currently, there is no housing on the property. The applicant proposes including residential uses on the redeveloped property.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The Planning Commission will evaluate the impact to the natural environment by changing the ODD policies and regulations in connection with the Group Health property during its review of the amendment.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The proposed amendment to change the ODD policies and regulations in connection with the Group Health property may provide additional revenue to the City through new housing construction to the extent that new housing is a feature of the site development plan. Similarly, allowing a mix of uses including office, health care, retail and commercial, may provide new business opportunities and City revenue.

	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A
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Review Matrix
2006 Comprehensive Plan Amendment

**AMENDMENT NO. 15 – PRIVATELY INITIATED COMPREHENSIVE PLAN AND
DEVELOPMENT GUIDE AMENDMENT TO CHANGE FROM A SINGLE-FAMILY
CONSTRAINED DESIGNATION TO SINGLE-FAMILY URBAN.**

Brief description of the proposed Amendment:

The proposal involves a 10-acre property located on the south side of NE 128th Street just west of 179th Avenue NE in the North Redmond neighborhood. The property is located in unincorporated King County within Redmond's potential annexation area and is owned by Camwest Development. The applicant is requesting a land use designation of Single-Family Urban (R-6P zoning). Current designation by the City of Redmond is Single-Family Constrained (R-1P) and by King County is Urban Residential Medium (R-6). The applicant proposes to use the property for a single-family development consistent with R-6 zoning.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact to Subject Amendment
1	Update Education Hill Neighborhood Plan	The update to the Education Hill Neighborhood Plan is unlikely to affect the CamWest proposal.
2	Update North Redmond Neighborhood Plan	Updates to the North Redmond Neighborhood Plan would have a direct impact on this proposal, which is within the North Redmond planning area. For example, the North Redmond Neighborhood Plan will include land use policies that should be considered in connection with this proposal.
3	Implement and refine the Overlake Neighborhood Plan	The Overlake Neighborhood Plan update is unlikely to affect the proposal concerning the CamWest property.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	This proposed TFP amendment may impact the proposal related to the CamWest property because of their proximity. Placing the intersection improvements on the TFP may eventually alter traffic patterns in the vicinity of the CamWest property. Consideration of the amendments should be coordinated.
5	Update Viewpoint Neighborhood Plan	The update to the Viewpoint Neighborhood Plan is unlikely to affect the proposal related to the CamWest property.
6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect the proposed amendment related to the CamWest property.

7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	HCT planning in Downtown and SE Redmond is unlikely to affect the proposal related to the CamWest property.
8	Potential adoption or update of functional plans to implement the Comprehensive Plan	The adoption of functional plans into the Comprehensive Plan is unlikely to affect the proposal related to the CamWest property.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	The amendment concerning the Keller property is unlikely to affect the proposal related to the CamWest property.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	The amendment concerning the Washington Cathedral property may affect the CamWest proposal as they both may alter current demands on public services in North Redmond, as well as cumulatively impact the supply of housing in the neighborhood.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	The proposal related to NE 51 st St. will not affect the proposal related to the CamWest property.
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	The amendment concerning the Chee property is unlikely to affect the proposal related to the CamWest property.
13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	The amendment concerning the Taylor property is unlikely to affect the proposal related to the CamWest property.

14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	The amendment concerning the Group Health property is unlikely to affect the proposal related to the CamWest property.
15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	N/A
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	The proposal to extend NE 70 th St. is unlikely to affect the proposal concerning the CamWest property.

Consistency with the Community Development Guide		
	The proposal would require map amendments to the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission’s review of updates to the neighborhood plan.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the County-wide Planning Policies	The Planning Commission will evaluate the consistency of the change in land use designation on the CamWest property with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the change in land use designation on the CamWest property.
	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the change in land use designation on the CamWest property.

	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission will evaluate the capacity and provision of public facilities and services as part of the individual review of the change in land use designation on the CamWest property.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate whether the change in land use designation on the CamWest property is compatible with nearby land use designations or uses as part of the individual review of this amendment.
	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The Planning Commission will evaluate whether the change in land use designation on the CamWest property will adversely impact land capacity needed for anticipated growth, especially housing. If the subject property and surrounding properties were annexed, the allowed density would increase from one to six units per acre.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The Planning Commission will evaluate the impact to the natural environment by changing the land use designation on the CamWest property during its review of the amendment.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The proposed amendment to change the land use designation on the CamWest property may provide additional property tax revenue to the City, although no studies have been completed to assess the fiscal impacts of adding single-family urban homes on that property.
	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix
2006 Comprehensive Plan Amendment

**AMENDMENT NO. 16 – PRIVATELY INITIATED COMPREHENSIVE PLAN TO THE
TRANSPORTATION FACILITIES PLAN IN THE TRANSPORTATION MASTER
PLAN (TMP).**

Brief description of the proposed Amendment:

The applicant is requesting that a project currently listed on the TMP Build-out Transportation Plan involving construction of a new segment of NE 70th Street from Redmond Way to 180th Avenue NE be moved to the 20-year Transportation Facilities Plan. Currently, this road segment is not planned to be constructed within the next twenty years, but the applicant is requesting that it be added to the TFP so that they can implement the project within the next two years and seek impact fee credit.

Relationship to other Proposed 2006 Amendments

	Proposed Amendment	Impact to Subject Amendment
1	Update Education Hill Neighborhood Plan	The update to the Education Hill Neighborhood Plan is unlikely to affect the addition of NE 70 th St. to the 20-year TFP.
2	Update North Redmond Neighborhood Plan	The update to the North Redmond Neighborhood Plan is unlikely to affect the addition of NE 70 th St. to the 20-year TFP.
3	Implement and refine the Overlake Neighborhood Plan	The update to the Overlake Neighborhood Plan is unlikely to affect the addition of NE 70 th St. to the 20-year TFP.
4	Add 162nd Pl. NE/NE 124th St. Intersection Improvements to Transportation Facilities Plan	The addition of intersection improvements at 162 nd Pl. NE/NE 124 th St. is unlikely to affect the addition of NE 70 th St. to the 20-year TFP.
5	Update Viewpoint Neighborhood Plan	The update to the Viewpoint Neighborhood Plan is unlikely to affect the addition of NE 70 th St. to the 20-year TFP.
6	Shoreline Master Program-related Amendments	SMP-related amendments are unlikely to affect the proposed amendment related to NE 70 th St.
7	Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond	HCT planning in Downtown and SE Redmond is unlikely to affect the addition of NE 70 th St. to the 20-year TFP, as potential alignments of HCT have already been considered.

8	Potential adoption or update of functional plans to implement the Comprehensive Plan	The adoption or updates of functional plans to implement the Comprehensive Plan may affect the addition of NE 70 th St. to the 20-year TFP, since the TFP is a part of a functional plan that would be adopted or updated.
9	Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property	The amendment related to the Keller property may affect the addition of NE 70 th St. to the 20-year TFP. Changes in development type and scope on the Keller property may impact the need for improvements to the road network in SE Redmond.
10	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation	The amendment concerning the Washington Cathedral property is unlikely to affect the addition of NE 70 th St. to the 20-year TFP.
11	Privately initiated Comprehensive Plan amendment to policy (N-OV-3 (page 272.1))	The proposal related to NE 51 st St. will not affect the proposal related to NE 70 th St.
12	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Manufacturing Park (MP) designation to a General Commercial (GC) designation for the Chee property.	The amendment related to the Chee property may affect the addition of NE 70 th St. to the 20-year TFP. Changes in development type and scope on the Chee property may impact the need for improvements to the road network in SE Redmond.
13	Privately initiated Comprehensive Plan and Development Guide Amendment regarding allowed uses in the Manufacturing Park designation for the Taylor property.	The amendment related to the Taylor property may affect the addition of NE 70 th St. to the 20-year TFP. Changes in development type and scope on the Taylor property may impact the need for improvements to the road network in SE Redmond.
14	Privately initiated Comprehensive Plan and Development Guide Amendment concerning the Design District policies and regulations for the Group Health property.	The amendment concerning the Group Health property is unlikely to affect the proposal related to the NE 70 th St.

15	Privately initiated Comprehensive Plan and Development Guide Amendment to change from a Single-Family Constrained designation to Single-Family Urban.	The proposal related to the CamWest property is unlikely to affect the proposal to add NE 70 th St. to the 20-year TFP.
16	Privately initiated Comprehensive Plan amendment to the Transportation Facilities Plan in the Transportation Master Plan (TMP).	N/A

Consistency with the Community Development Guide		
	The proposal would not require map or text amendments to the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission’s review of updates to the neighborhood plan.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)		
	Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the addition of NE 70 th St. to the 20-year TFP with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the review of this amendment.
	Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the addition of NE 70 th St. to the 20-year TFP.
	The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the addition of NE 70 th St. to the 20-year TFP.
	The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission will evaluate the capacity and provision of public facilities and services as part of the individual review of the addition of NE 70 th St. to the 20-year TFP.
	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The proposal does not change any land use designations.

	If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The proposal does not request changes in allowed uses. It would, however, require dedication of land to the public right-of-way that could have otherwise been used to meet other land-use needs.
	Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The Planning Commission will evaluate the impact to the natural environment of the addition of NE 70 th St. to the 20-year TFP during its review of the amendment.
	Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The proposed amendment to add NE 70 th St. to the 20-year TFP may improve access and circulation in the general vicinity of the NE 70 th St. extension, which may save commuters time, and improve the business climate in the area, generating additional revenue for businesses and City government.
	For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Attachment B – Summary of Relationships Among Proposed 2006-07 Comprehensive Plan Amendments

AMEND- MENT	1. Educa- tion Hill Neighbor- hood Plan	2. North Redmond Neighbor- hood Plan	3. Overlake Neighbor- hood Plan	4. Add 162 nd Pl. NE/NE 124 th St. Inter- section Im- provements to Transporta- tion Facilities Plan	5. Viewpoint Neighbor- hood Plan	6. SMP Amend- ments	7. HCT- related Amend- ments	8. Functional Plans	9. Single- Family Con- strained to Bear Creek Design Dis- trict	10. Single- Family Con- strained to Neighborhood Commercial (N. Redmond)	11. Remove Green Street Designation (Overlake)	12. Manufacturing Park to General Commercial (SE Red- mond)	13. Expand Allowed Uses in Manufac- turing Park	14. Amend Over- lake Design Dis- trict Policies and Regulations (Overlake)	15. Single- Family Con- strained to Sin- gle-Family Ur- ban (N. Red- mond)
16. Add NE 70 th St. to 20- Year TFP							A relation- ship may exist based on prox- imity.	Change would affect functional plans.	A relation- ship may exist based on prox- imity.			A relationship may exist based on prox- imity.	A relationship may exist based on prox- imity.		
15. Single- Family Con- strained to Single- Family Ur- ban (N. Redmond)		Amend- ment is within neighbor- hood un- dergoing plan update.		A relation- ship may exist based on prox- imity of proposals.				Land use change may affect func- tional plans.		An additive rela- tionship may exist based on proximity.					
14. Amend Overlake Design Dis- trict Policies and Regula- tions (Over- lake)			Policy and regulatory changes will be consid- ered as part of neighbor- hood plan update.		A relationship may exist based on prox- imity of the affected areas.		A mutual relation- ship may exist based on the similarity of the is- sues in- volved.	Change in allowed uses may affect functional plans.							
13. Expand Allowed Uses in Manufac- turing Park							A relation- ship may exist based on prox- imity.	Change in allowed uses may affect functional plans.	An additive relationship may exist based on proximity.			An additive relation- ship may exist based on proximity.			
12. Manufac- turing Park to General Commercial (SE Red- mond)							A relation- ship may exist based on prox- imity.	Land use change may affect func- tional plans.	An additive relationship may exist based on proximity.						
11. Remove Green Street Designation (Overlake)			A relation- ship exists between these amend- ments.												
10. Single- Family Con- strained to Neighbor- hood Com- mercial (N. Redmond)	A relation- ship may exist based on prox- imity of neighbor- hoods.	Land use change is considered as part of the neighbor- hood plan update.		A relation- ship may exist based on prox- imity of proposals.				Land use change may affect func- tional plans.							
9. Single- Family Con- strained to Bear Creek Design Dis- trict						A relation- ship may exist based on prox- imity.		Land use change may affect func- tional plans.							

Attachment B – Summary of Relationships Among Proposed 2006-07 Comprehensive Plan Amendments

AMEND- MENT	1. Education Hill Neighbor- hood Plan	2. North Redmond Neighbor- hood Plan	3. Overlake Neighbor- hood Plan	4. Add 162 nd Pl. NE/NE 124 th St. In- tersection Improve- ments to TFP	5. Viewpoint Neighborhood Plan	6. SMP Amend- ments	7. HCT- related Amendments
8. Functional Plans	Neighborhood plan update may affect functional plans	Neighborhood plan update may affect functional plans.	Implementa- tion or refine- ment may af- fect functional plans	Change would affect func- tional plans.	Neighborhood plan update may affect functional plans.		HCT amend- ments may affect func- tional plans.
7. HCT-related Amendments	HCT amend- ments may indirectly af- fect neighbor- hood plan.	HCT amend- ments may indirectly af- fect neighbor- hood plan.	A mutual rela- tionship may exist between these amend- ments.				
6. SMP Amendments					A relationship may exist based on proximity		
5. Viewpoint Neighborhood Plan			A mutual rela- tionship exists as the neighborhoods are adjacent. Updates will occur in coor- dination with each other.				
4. Add 162 nd Pl. NE/NE 124 th St. Inter- section Im- provements to TFP		A relationship may exist based on prox- imity.					
3. Overlake Neighborhood Plan							
2. North Red- mond Neighborhood Plan	A mutual rela- tionship exists as the neighborhoods are adjacent. Updates will occur in coor- dination with each other.						